

## Planning Application AW/35/22/HH - 49, The Drive, Aldwick- Conservation Area - Objection

2/3/22

1. Drawing 163/01 'Ground & 1st Floor extension' shows on the right a Proposed Block Plan which wrongly incorporates, in red, the verge and half of The Drive itself, actually belonging to CPEL (Craigweil Private Estate Ltd). The true plot boundary is significantly further north, approximately at the point on the left marked by an arrow and 'boundary'. The curtilage is therefore much smaller than claimed and this error draws attention to the bulk or scaling of the proposed addition in relation to the true plot area.
2. Top right of that Block Plan shows the distance to the northern boundary as 4.898m, but a 1/500 O.S. map of the area shows the existing rear extension as c.5.75m from the boundary. With the proposed extension being 1.25m north of the existing wall, the distance to the boundary would actually be only c.4.5m. Although different, both measurements confirm the closeness of the proposed rear wall to the northern boundary.
3. In the middle of the same drawing there are four elevations, numbered 3, 4, 7 & 8. Elevation 4 shows the height of the proposed rear extension as c.3.3m higher than that currently existing and also nearly 6m wider. To gutter height it represents c.2/3rds of the total width of the north elevation of the main building. Consequently the vertical wall (c.6m in height) of the proposed extension makes it overbearing in relation to the gardens to the north.
4. Furthermore as the window apex is fully glazed, it would permit an unacceptable degree of over-looking of the same gardens.
5. The Eastern and Western Elevations (7 & 8) show the c.9m northerly extension of the proposed roofline, practically at the same height (c.6.5m) as the top of the existing building. This serious increase in bulk would be clearly visible from The Drive, outside no. 51, and therefore would adversely affect the street scene in the Conservation Area.
6. In summary the proposed development would:
  - 6.1 be excessive in relation to the true size of the plot,
  - 6.2 be overbearing in relation to the gardens to the north,
  - 6.3 allow easy over-looking of the same gardens,
  - 6.4 adversely affect the street-scene,
  - 6.5 not be subservient to the existing design with the dominant features being: on the north the c.6m high and largely-glazed wall and on the east and west the new c.9m ridge, which is three times the length of the current top ridge and only 70cms below it. That new north/south ridge would become the dominant feature of the top of the building. Excluding the single storey garage, the main two-storey building would be longer N/S than E/W.
7. The Arun Local Plan 2011-2031 under 13 Design contains relevant policies:
  - 7.1 13 Density - Proposals should take into account the density of the site and its surroundings.
  - 14 Scale - The scale of development should keep within the general confines of the overall character of a locality.....
  - 13.4 Extensions & alterations:
    - 13.4.3 Complement the scale and massing of the existing building,  
Not lead to overlooking, overpowering or over shadowing of neighbouring properties,

13.4.5 All extensions and alterations which are visible on the street-scene should respect the established spatial character and pattern of the street and make a positive contribution to the locality. [note. This is particularly relevant in a Conservation Area].

Policy D DM4 requires that 'the extension or alteration':

- a. sympathetically relates to and is visually integrated with the existing building in siting, design, form, scale and materials,
- b. is visually subservient to the main building and provide a high standard of amenity,
- c. does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties,
- e. does not compromise the established spatial character and pattern of the place but is instead a positive addition.

8. Conclusion. The proposed alterations do not meet Arun District Council's requirements, for example, in regard to overlooking, over bearing, scaling, effect on street-scene and subservience to the main building and should be refused.

R.W. Bremner  
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